
Site Address: 8 Longfield Road, Emsworth, PO10 7TR
Proposal: Proposed single storey rear extension following the demolition of an existing conservatory; conversion of an existing rear garage into a Work From Home (WFH) space with increased roof height up to a maximum of 3m; new pitched roof front entrance canopy with posts; and the replacement of all external windows and the infill of an existing side door.
Application Type: Full Planning Permission
Application No: APP/23/00931 Expiry Date: 08/02/2024
Applicant: Mr and Mrs Broughton
Agent: Mr Richard Deer Case Officer: Robert Riley
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two-storey semi-detached house located on the western side of Longfield Road in Emsworth. The dwellinghouse contains a front and rear garden and a driveway fronting onto Longfield Road. The property's materials are brickwork to form the external walls and brown concrete tiles to form the roof.

The application site is in an area which could be considered both urban and residential, with the character of the area featuring semi-detached two-storey dwellings featuring brickwork and brown concrete tile roof designs.

2 Planning History

There is no relevant planning history to the application site.

3 Proposal

There are five proposed elements to the application site:

- Proposed single storey rear extension following the demolition of an existing conservatory
- Conversion of an existing rear garage into a Work From Home (WFH) space
- New pitched roof front entrance canopy with posts;
- Replacement of all external windows
- Infill of an existing side door.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Grainne Rason

No comment received

Councillor Lulu Bowerman

No comment received

Councillor R Kennett

No comment received

Developer Services, Southern Water

Thank you for your letter dated 03 January 2024.

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer

Department of Planning and Development

Havant Borough Council

Public Service Plaza

Civic Centre Road

Havant

Hampshire

PO9 2AX

Your ref

APP/23/00931

Our ref
DSA000030348
Date
18 January 2024

Contact

Tel 0330 303 0119

Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX
southernwater.co.uk

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road,
Worthing, West Sussex, BN13 3NX Registered in England No. 2366670

- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

Future Growth Planning Team

Developer Services

Emsworth Residents Forum

No comment received

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

- (iv) Parking spaces
- (v) Flood risk

(i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The works to the application site, involve five proposed elements; a proposed single storey rear extension following the demolition of an existing conservatory, conversion of an existing rear garage into a Work From Home (WFH) space, new pitched roof front entrance canopy with posts, replacement of all external windows and the infill of an existing side door.

Proposed single storey rear extension following the demolition of an existing conservatory

- 7.4 The rear extension is of a similar scale to the existing conservatory, it would have a proposed maximum height and depth of approximately 3 metres and a proposed width that would be approximately 3.2 metres this is considered acceptable. The materials to form the proposed rear extension includes white cement render to form the external walls, and concrete and stone to install the roof this is not matching the existing dwellinghouse, but it is considered acceptable.

Conversion of an existing rear garage into a Work From Home (WFH) space

- 7.5 The existing outbuilding (Garage) would be converted to a work from home space, this was confirmed by the agent that it will be used by the applicant as a home office during the daytime and a games room for the family during evenings and weekends, this is considered acceptable as it is incidental to the main dwelling. The materials of the work from home space will feature white cement render and a painted timber fascia board to form the external walls, and aluminium glazed doors, this is not matching the existing dwelling, but is not readily visible to the streetscene and is therefore considered acceptable.

New pitched roof front entrance canopy with posts

- 7.6 The proposed canopy roof to the front entrance would have a depth of approximately 0.9 metres and approximately a maximum height of 2.9 metres with posts that would be approximately 2.1 metres this is considered acceptable, furthermore on a site visit it was noted that Nos 6,10,12 and 14 all contain front canopy roofs. The materials would feature timber to form the porch, this is acceptable.

Replacement of all external windows

- 7.7 The proposed works would replace the existing uPVC double glazed windows with uPVC metal framed double glazed windows, this is considered acceptable.

Infill of an existing side door

- 7.8 The proposed works would remove a door on the northern elevation that is currently attached to a kitchen, this is considered acceptable.

- 7.9 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.10 To the northern and southern sides of the application site are properties at Nos 6 and 10 Longfield Road, due to proximity, the main impact to assess would be in regard to these two properties.

No.6 Longfield Road

- 7.11 The proposed porch would be of a similar scale to the existing porch and therefore the impact is acceptable upon No.6 Longfield Road. The proposed rear extension is furthermore of a similar scale to the existing conservatory and is therefore considered to have an acceptable impact upon No.6 Longfield Road.

No.10 Longfield Road

- 7.12 The proposed porch would be of a similar scale to the existing porch and therefore the impact is acceptable upon No.10 Longfield Road. The proposed rear extension is furthermore of a similar scale to the existing conservatory and is therefore considered to have an acceptable impact upon No.10 Longfield Road.

(iv) Parking spaces

- 7.13 The removal of a car parking space is caused by the conversion of the outbuilding (garage). The works do not increase the occupancy, and the plans confirm that 2 parking spaces are provided which is the minimum number that the Havant Borough SPD sets out for a 3 bedroom dwelling, and therefore this is acceptable.

(v) Flood Zone

- 7.14 The application site is in a Level 3 flood zone area, however, the proposed works fall within the definition of 'minor development in relation to flood risk and does not require a consultation or further action.

- 7.15 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00931

(A)

(B) for the following reasons/subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Number: 307 01 LR 001 REV1: LOCATION AND SITE PLANS

Drawing Number: 307 01 LR 002 REV1: EXISTING FLOOR PLANS

Drawing Number: 307 01 LR 003 REV1: EXISTING EAST AND WEST ELEVATIONS

Drawing Number: 307 01 LR 004 REV1: EXISTING NORTH AND SOUTH SECTIONAL ELEVATIONS

Drawing Number: 307 01 LR 005 REV1: EXISTING NORTH BOUNDARY AND SECTIONAL ELEVATIONS

Drawing Number: 307 01 LR 006 REV1: DEMOLITION PLANS

Drawing Number: 307 01 LR 007 REV1: DEMOLITION ELEVATIONS

Drawing Number: 307 01 LR 008 REV1: PROPOSED SITE PLAN

Drawing Number: 307 01 LR 009 REV1: PROPOSED FLOOR PLANS

Drawing Number: 307 01 LR 010 REV1: PROPOSED EAST AND WEST ELEVATIONS

Drawing Number: 307 01 LR 011 REV1: PROPOSED NORTH AND SOUTH SECTIONAL ELEVATIONS

Drawing Number: 307 01 LR 012 REV1: PROPOSED NORTH BOUNDARY AND SECTIONAL ELEVATIONS

Drawing Number: 307 01 LR 013 REV1: EXISTING PHOTOGRAPHS

Drawing Number: 307 01 LR 014 REV1 EXISTING PHOTOGRAPHS

Reason: - To ensure provision of a satisfactory development.

- 3 The use hereby permitted shall be ancillary to the principal use of the site for Working from home purposes.

Reason: The location of the site is unsuitable for the establishment of this type of activity as a principal use having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.